

KEY PLAN

NOTES: GENERAL

- CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT FOR CONSTRUCTION PURPOSES.
- ALL ELEVATIONS ARE GEODETIC AND UTILIZE METRIC UNITS.
- JOB BENCH MARK - REFER TO SURVEY BY AOV LTD. CONFIRM WITH CONTRACT ADMINISTRATOR PRIOR TO UTILIZATION OF BENCH MARK.
- ALL GROUND SURFACES SHALL BE EVENLY GRADED WITHOUT PONDING AREAS AND WITHOUT LOW POINTS EXCEPT WHERE APPROVED SWALE OR CATCH BASIN OUTLETS ARE PROVIDED.
- STRIP AND REMOVE ALL TOPSOIL FROM IMPROVED AREAS.
- COORDINATE AND SCHEDULE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
- ALL EDGES OF DISTURBED PAVEMENT SHALL BE SAW CUT TO FORM A NEAT AND STRAIGHT LINE PRIOR TO PLACING NEW PAVEMENT. PAVEMENT REINSTATEMENT SHALL BE WITH STEP JOINTS OF 500mm WITH MINIMUM IN ACCORDANCE WITH D2 ON DRAWING C103.
- CURBS TO BE CONCRETE BARRIER CONSTRUCTED AS PER CITY OF OTTAWA DETAIL SC.1.1. ELEVATIONS AT CURB INDICATE THE GRADE AT THE FINISHED ROAD SURFACE UNLESS NOTED OTHERWISE.
- RESTORE PAVEMENT STRUCTURE AND SURFACES ON EXISTING ROADS TO A CONDITION AT LEAST EQUAL TO ORIGINAL AND TO THE SATISFACTION OF THE MUNICIPAL AUTHORITIES.
- ALL MATERIAL SUPPLIED AND PLACED FOR PARKING LOT AND ACCESS ROAD CONSTRUCTION SHALL BE TO OPSS STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. CONSTRUCTION TO OPSS 206, 310 & 314, MATERIALS TO OPSS 1001, 1003 & 1010.
- ABUTTING PROPERTY GRADE TO BE MATCHED.
- OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FROM THE MUNICIPAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION.
- MINIMIZE DISTURBANCE TO EXISTING VEGETATION DURING THE EXECUTION OF ALL WORKS.
- INSTALL FILTER FABRIC TO BE INSTALLED AND MAINTAINED BETWEEN THE FRAME AND COVER OF ALL CATCHBASINS AND CATCHBASIN MANHOLES DURING THE CONSTRUCTION PERIOD TO MINIMIZE SEDIMENT ENTERING THE STORM SEWER SYSTEM. ALL GRASSED AREAS MUST BE COMPLETED PRIOR TO THE REMOVAL OF THE FILTER FABRIC IN THE CATCH BASINS.
- REMOVE FROM SITE ALL EXCESS EXCAVATED MATERIAL UNLESS OTHERWISE DIRECTED FROM THE ENGINEER. EXCAVATE AND REMOVE ALL ORGANIC MATERIAL AND DEBRIS LOCATED WITHIN THE PROPOSED BUILDING, PARKING AND ROADWAY LOCATIONS. ANY CONTAMINATED MATERIAL SHALL BE DISPOSED OF AT A LICENSED LANDFILL FACILITY.
- THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS BUT NOT LIMITED TO, ROAD CUT PERMITS, SEWER PERMITS, WATER PERMIT, ETC.
- AT PROPOSED UTILITY CONNECTION POINTS AND CROSSINGS (I.E. STORM SEWER, SANITARY SEWER, WATER, ETC.), THE CONTRACTOR SHALL DETERMINE THE PRECISE LOCATION AND DEPTH AND SIZE OF EXISTING UTILITIES AND REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ENGINEER BEFORE COMMENCING WORK. PROTECT AND ASSUME RESPONSIBILITY FOR ALL EXISTING UTILITIES.
- REFER TO ARCHITECT AND LANDSCAPE ARCHITECTS DRAWINGS FOR BUILDING, LANDSCAPE, AND HARD SURFACE AREAS AND DIMENSIONS.
- CONTRACTOR IS RESPONSIBLE TO KEEP THE ROADS FREE AND CLEAR FROM MUD OR DEBRIS.

EROSION AND SEDIMENT CONTROL MEASURES:

- CONTRACTOR IS RESPONSIBLE FOR ALL INSTALLATION, MONITORING, STRIP AND REMOVAL OF ALL EROSION AND SEDIMENT CONTROL FEATURES. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES, TO PROVIDE FOR PROTECTION OF THE AREA DRAINAGE SYSTEM AND THE RECEIVING WATERCOURSE, DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR ACKNOWLEDGES THAT FAILURE TO IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURE MAY BE SUBJECT TO PENALTIES IMPOSED BY ANY APPLICABLE REGULATORY AGENCY.
 - SEDIMENT AND EROSION CONTROL PLAN OBJECTIVES:
 - PREVENT SOIL EROSION. THIS CAN RESULT FROM STREAMING RAIN WATER OR WIND EROSION DURING CONSTRUCTION.
 - PREVENT SEDIMENT DEPOSITS IN THE SEWER PIPES AND NEARBY COLLECTING STREAMS (AS APPLICABLE).
 - PREVENT AIR POLLUTION FROM PARTICULATE MATTER AND DUST.
- 1. PRIOR TO START OF CONSTRUCTION:**
- PRIOR TO THE REMOVAL OF ANY VEGETATIVE COVER, MOVING OF SOIL AND CONSTRUCTION.
 - INSTALL FILTER CLOTH ON DOWNSTREAM MANHOLE COVERS.
 - INSTALL SILTSACK FILTERS IN ALL CONCRETE CATCH BASINS STRUCTURES.
 - INSPECT MEASURES IMMEDIATELY AFTER INSTALLATION.
 - THE CONTRACTOR MUST SET UP THE MEASURES INDICATED ON THE PLAN. INSPECT THEM FREQUENTLY AND CLEAN AND REPAIR OR REPLACE THE DETERIORATED STRUCTURES. AT THE END OF THE CONSTRUCTION PERIOD, THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF THE TEMPORARY STRUCTURES AND RECONSTRUCTION OF THE AFFECTED AREAS

2. DURING CONSTRUCTION:

- SEDIMENT AND EROSION CONTROL MEASURES TO BE CONSTRUCTED AS PER OPSS 805.
- WHEN SEDIMENT AND EROSION CONTROL MEASURES MUST BE REMOVED TO COMPLETE A PORTION OF THE WORK, THE SAME MEASURES MUST BE REINSTATEMENT UPON THE WORK'S COMPLETION.
- WORK TO BE DONE IN THE VICINITY OF MAJOR WATERWAYS TO BE CARRIED OUT FROM JULY AND SEPTEMBER ONLY.
- MINIMIZE THE EXTENT OF DISTURBED AREAS AND THE DURATION OF EXPOSURE.
- PROTECT DISTURBED AREAS FROM RUNOFF.
- PROVIDE TEMPORARY COVER SUCH AS SEEDING OR MULCHING IF DISTURBED AREA WILL NOT BE REHABILITATED SHORTLY.
- INSPECT STRAW BALE FLOW CHECK DAMS, SILT FENCES, SILT SACKS, AND CATCH BASIN SUMPS REGULARLY AND AFTER EVERY MAJOR STORM EVENT. CLEAN AND REPAIR WHEN NECESSARY.
- PLAN TO BE REVIEWED AND REVISED AS REQUIRED DURING CONSTRUCTION.
- EROSION CONTROL FENCING TO BE ALSO INSTALLED AROUND THE BASE OF ALL STOCKPILES.
- DO NOT LOCATE TOPSOIL PILES AND EXCAVATION MATERIAL CLOSER THAN 2.5m FROM ANY PAVED SURFACE, OR ONE WHICH IS TO BE PAVED BEFORE THE PILE IS REMOVED. ALL TOPSOIL PILES ARE TO BE SEEDED IF THEY ARE TO REMAIN ON SITE LONG ENOUGH FOR SEEDS TO GROW (LONGER THAN 30 DAYS). WHEN STORING SOIL ON SITE IN PILES THE CONTRACTOR MUST COVER EACH PILE WITH TARPS, STRAW OR A GEOTEXTILE FABRIC TO AVOID FINE PARTICLE TRANSPORT BY WIND AND/OR STREAMING RAIN WATER.
- CONTROL WIND-BLOWN DUST OFF SITE TO ACCEPTABLE LEVELS BY SEEDING TOPSOIL PILES AND OTHER AREAS TEMPORARILY (PROVIDE WATERING AS REQUIRED). FOR DUST CONTROL, CONTRACTOR TO APPLY CALCIUM CHLORIDE (TYPE I - OPSS 2501 AND CANOSS-15-1) AND WATER WITH EQUIPMENT APPROVED BY THE OWNER'S REPRESENTATIVE AT RATE IN ACCORDANCE TO OPSS 506 WHEN DIRECTED BY OWNER'S REPRESENTATIVE.
- ALL EROSION CONTROL STRUCTURE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN DESTABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER. SEDIMENT CAPTURE SILT SACKS MUST BE MAINTAINED AND CANNOT BE REMOVED UNTIL ALL LANDSCAPING AREAS ARE COMPLETED.
- NO ALTERNATE METHODS OF EROSION PROTECTION SHALL BE PERMITTED

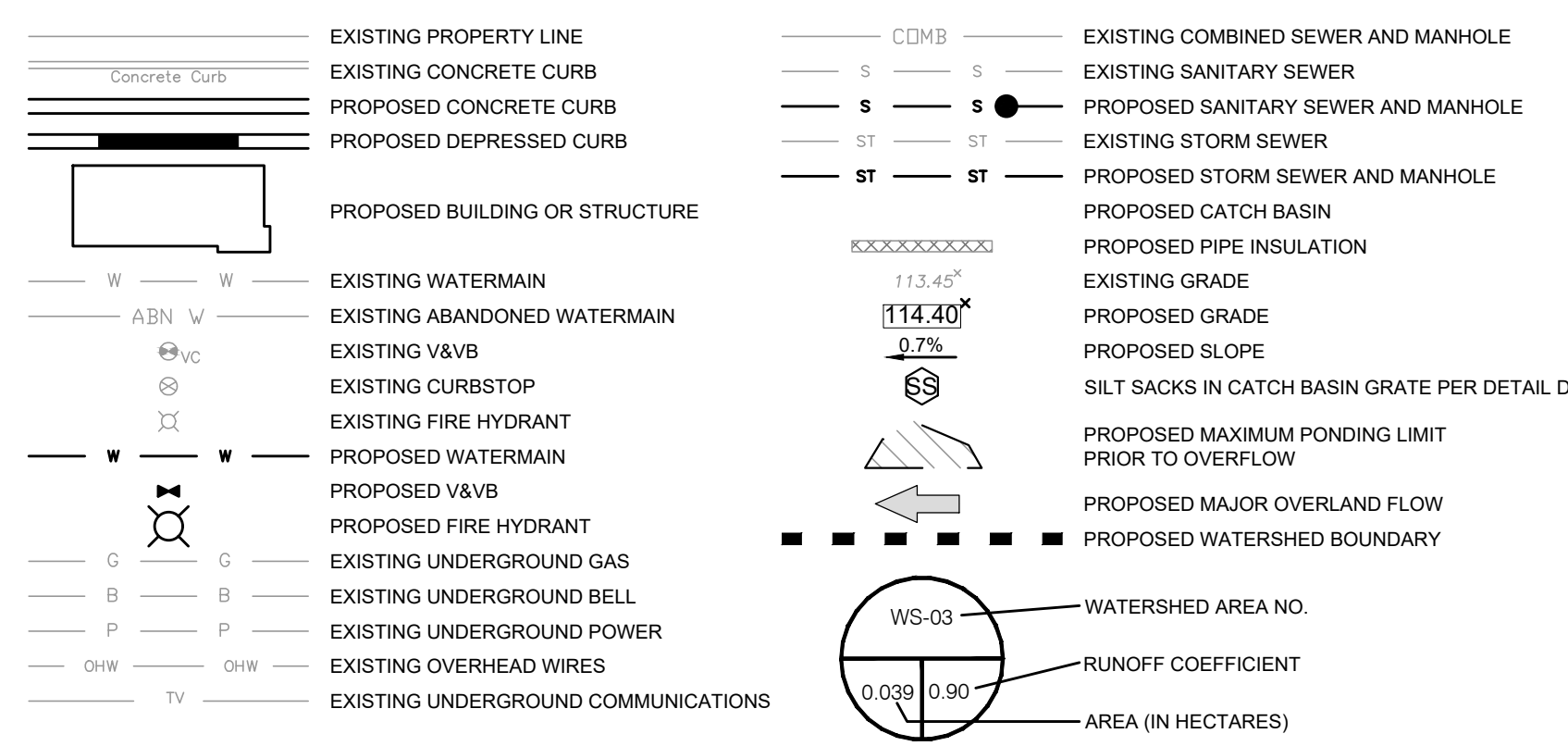
3. AFTER CONSTRUCTION:

- PROVIDE PERMANENT COVER CONSISTING OF TOPSOIL AND SEED TO DISTURBED AREAS.
- ALL SEDIMENT AND EROSION CONTROL MEASURES TO BE REMOVED BY THE CONTRACTOR FOLLOWING THE COMPLETION OF WORK AND AFTER DISTURBED AREAS HAVE BEEN REHABILITATED AND STABILIZED. THIS INCLUDES REMOVING STRAW BALE FLOW CHECK DAMS, SILT FENCES AND FILTER CLOTHS ON CATCH BASINS AND MANHOLE COVERS.
- INSPECT AND CLEAN CATCH BASIN SUMPS AND STORM SEWERS.

NOTES: WATERMAIN

- SUPPLY AND INSTALL ALL WATERMAIN AND APPURTENANCES IN ACCORDANCE WITH MOST CURRENT CITY OF OTTAWA STANDARDS AND SPECIFICATIONS.
- ALL WATER MAIN TO BE INSTALLED AT MINIMUM COVER OF 2.4m BELOW FINISHED GRADE. WHERE REQUIRED, PROVIDE INSULATION IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS W22 AND W23.
- WATER MAIN BEDDING AS PER CITY OF OTTAWA STANDARD W17.
- CONCRETE THRUST BLOCKS AND RESTRAINING AS PER DETAILS ON DRAWING C103.
- CATHODIC PROTECTION REQUIRED FOR ALL IRON FITTINGS AS PER DETAILS ON DRAWING C103.
- IF WATER MAIN MUST BE DEFLECTED TO MEET ALIGNMENT, ENSURE THAT THE AMOUNT OF DEFLECTION USED IS LESS THAN HALF THAT RECOMMENDED BY THE MANUFACTURER.
- EXCAVATION, INSTALLATION, AND BACKFILL BY CONTRACTOR. CONNECTIONS AND SHUT-OFFS AT THE MAIN BY CITY.

LEGEND:



APPROVED
By Douglas James at 1:40 pm, Jul 14, 2021

Douglas James
DOUGLAS JAMES, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - CENTRAL
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

owner | propriétaire
INTERRENT
485 Bank Street, Suite 200
Ottawa, Ontario K1P 1L2
416-586-9816

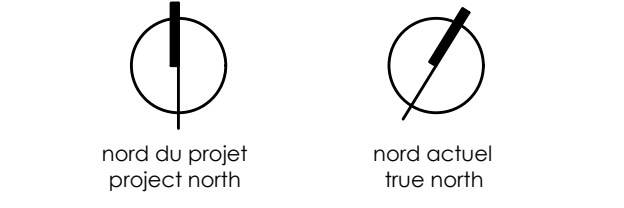
CLELAND JARDINE
ENGINEERING LTD
structural engineers | ingénieur structure
200-840 BERRY COVE DR.
OTTAWA, ONTARIO K1M 1Y3
TEL: 613-739-1133

Smith + Andersen
530 - 1400 Carling Avenue Ottawa Ontario K1Z 1G3
1 613 230 1188 smithandandersen.com
MEP engineers | ingénieur MEP

PARSONS
1223 MICHAEL STREET, SUITE 100, OTTAWA, ONTARIO K1J 7T2
Tel: 613-738-4160 Fax: 613-739-7105

general notes | note générale

- CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
- DO NOT SCALE THE DRAWINGS.
- NOT FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT.



- ISSUED FOR SPA 07/10/2021
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 - ISSUED FOR SITE PLAN APPLICATION 12/05/2019
- no revisions date

stamp | timbre
REGISTERED PROFESSIONAL ENGINEER
M. Douglas James
M.E. MACSWEEN
100104372
FEB 10, 2021
PROVINCE OF ONTARIO

architect | architecte
linebox
STUDIO

473 ALBERT

PROPOSED MIXED-USE RENOVATION
473 ALBERT STREET | OTTAWA | ONTARIO | CANADA

SITE SERVICING AND GRADING PLAN

project number | numéro du projet **477234**
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checked | vérifié **MM / MT**
date | date **11/29/19**
scale | échelle **As indicated**

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